FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ ~~125,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF July 20 03

Notary Public

MY COMMISSION EXPIRES: 1-22-07
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/14/03 15:48 2pgs
Fees:13.00 Taxes:462.50

20030714-0098231

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William N. Fulks (NAME)	Bank of America, N.A. (NAME)	MAP #136-15-0-A
3405 Anderson Road; #307 (ADDRESS)	830 Central Avenue (ADDRESS)	PARCEL #33CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33701-3630 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Euzsenie Williamson and Carol W. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William N. Fulks, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 33, on the Plan of Phase 1, Watercrest Townhomes, of record in Plat Book 8250, Page 888, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Carol W. Jackson, a single person, and Euzsenie Williamson, reserving a life estate, by Quitclaim Deed from Euzsenie Williamson, a single person, of record in Book 11598, Page 770, Register's Office for said County. See also deed of record in Book 11598, Page 767, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10788, Page 553; Book 11158, Page 931; and Book 10788, Page 591, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 888, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3405 Anderson Road; #307, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this day of July, 20 03

Euzsenie Williamson
Euzsenie Williamson

Carol W. Jackson
Carol W. Jackson

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____ .

My commission expires _____ Notary Public

STATE OF VA
COUNTY OF HENRICO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Euzsenie Williamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at WACHOVIA BANK, VA, this this 10 day of July, 2003.

My Commission Expires: 2/29/04

NOTARY PUBLIC

STATE OF VA
COUNTY OF HENRICO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol W. Jackson, and Euzsenie Williamson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at WACHOVIA BANK, VA, this this 10 day of July, 2003.

My Commission Expires: 2/29/04

NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA NOTARY PUBLIC